

CITY OF WENATCHEE SHORT PLAT No. 2014-XXX-WE
ASSESSOR'S PARCEL No.s: 22-20-16-705-265

ORIGINAL TRACT OWNER

Patrick J. & Carolyn M. MaGee
1580 S. Miller Street
Wenatchee, Wa 98801
5059-860-1037

EXISTING ZONING: RS

WATER SOURCE: City of Wenatchee

No. PLATTED LOTS: 4

SEWAGE SYSTEM: City of Wenatchee

DEDICATION

Know all men by these presents that Patrick J. & Carolyn M. MaGee in accordance with their desires, caused the hereon described property to be surveyed and platted into lots and streets under the name Magee Two and does hereby reserve and dedicate all streets and other areas to the public, and individual or individuals, religious society or societies or to any corporation, public or private as shown on the plat. We hereby grant a waiver by ourselves of all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage and maintenance of public roads.

In witness whereof we have here to set our signature
This _____ Day of _____, 2015.

Patrick J. MaGee

Carolyn M. MaGee

ACKNOWLEDGMENT

This is to certify that on the _____ day of _____, 2015, before me, the above signed, personally appeared to me, known to be the person(s) who executed the foregoing statement of consent and waiver of claims and acknowledged to me that (he she they) signed the same as (his her their) free and voluntary act and deed for the uses and purposes therein mentioned.

Witnessed my hand and seal the day and year last above mentioned.

Notary public in and for the State of Washington, residing at

CITY OF WENATCHEE

MAY 20 2015

MONUMENT NOTES:

- [2] Found 5/8" Rebar & Cap Stamped: MBI 29263. Monument visited on 03/19/2001
- [13] Found 5/8" Rebar & Cap Stamped: MBI 29263. Monument visited on 03/19/2001
- [14] Found 5/8" Rebar & Cap Stamped: MBI 29263. Monument visited on 03/19/2001
- [15] Found 5/8" Rebar & Cap Stamped: MBI 29263. Monument visited on 03/19/2001
- [18] Found 3" Brass Cap in Monument Case. Monument visited on 03/19/2001
- [19] Found 3" Brass Cap in Monument Case. Monument visited on 03/19/2001
- [21] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [22] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [23] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [24] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [25] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [27] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/09/2001
- [28] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001
- [30] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001
- [31] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001
- [32] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001
- [33] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001
- [34] Found 5/8" Rebar & Cap Stamped: MBI 29283. Monument visited on 04/11/2001

EXAMINED AND APPROVED

SUBDIVISION ADMINISTRATOR

Administration

Date

CITY OF WENATCHEE ENGINEER

City Engineer

Date

TREASURER'S CERTIFICATE

I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property for 2015 and preceding years have been duly paid, satisfied and discharged in the amount of \$ _____, and have been deposited with the Chelan County Treasurer
this _____ day of _____, 2015.

Chelan County Treasurer

Date

AUDITOR'S CERTIFICATE

FEE

Filed for record this _____ day of _____, 2015 at _____ M.
In book _____ page _____ of short plats at the request of Norman Nelson.

Deputy

County Auditor

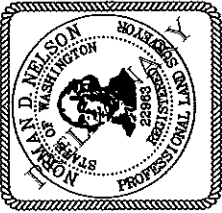
Auditors No.

SURVEYOR'S CERTIFICATE

"I, Norman Nelson, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of _____ 20 _____ through _____ 20 _____; that the distances, courses, and angles are shown thereon correctly; and that the monuments, other than the monuments approved for setting at later date, have been set and lot corners staked on the ground as depicted on the plat."

Norman Nelson

Certificate No. 22963



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AND PERSONAL SERVICE



15 North Chelan Ave. Wenatchee, Wc. 98801 Phone 509-663-4660 Fax 509-663-6278

MAGEE TWO
SHORT PLAT 2014-XXX-WE
T. 22 N. R. 20 E. W.M.
PORTION OF THE SE 1/4 OF THE NE 1/4
SECTION 16
WASHINGTON
CITY OF WENATCHEE
DATE: 2015-04-07 DSSN: [DMS-17M]

05020
PROJ. NO.

1 OF 2
SHT.

Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L-1	S 0°58'52" E	6.37	L-16	S 46°39'08" E	47.08
L-2	S 83°42'49" E	44.37	L-18	S 53°07'44" E	25.91
L-3	S 80°49'46" E	26.73	L-21	N 0°57'36" W	5.00
L-4	S 81°43'41" E	20.04	L-22	S 86°20'17" W	27.21
L-5	S 86°51'20" E	30.29	L-23	N 89°02'24" E	6.05
L-6	S 82°44'45" E	44.09	L-24	S 75°03'49" W	37.72
L-7	S 73°47'31" E	36.53	L-25	N 89°48'15" E	50.00
L-8	S 69°22'06" E	29.09	L-26	N 89°49'36" E	50.00
L-9	S 60°18'42" E	5.96	L-27	S 3°05'38" E	50.38
L-10	S 60°18'42" E	17.82	L-28	S 0°57'25" W	50.37
L-11	S 0°59'12" E	42.83			
L-12	S 39°47'51" E	32.27			
L-13	N 45°12'54" E	35.97			
L-14	S 65°00'22" E	71.21			
L-15	S 60°22'25" E	46.73			

LEGAL DESCRIPTION

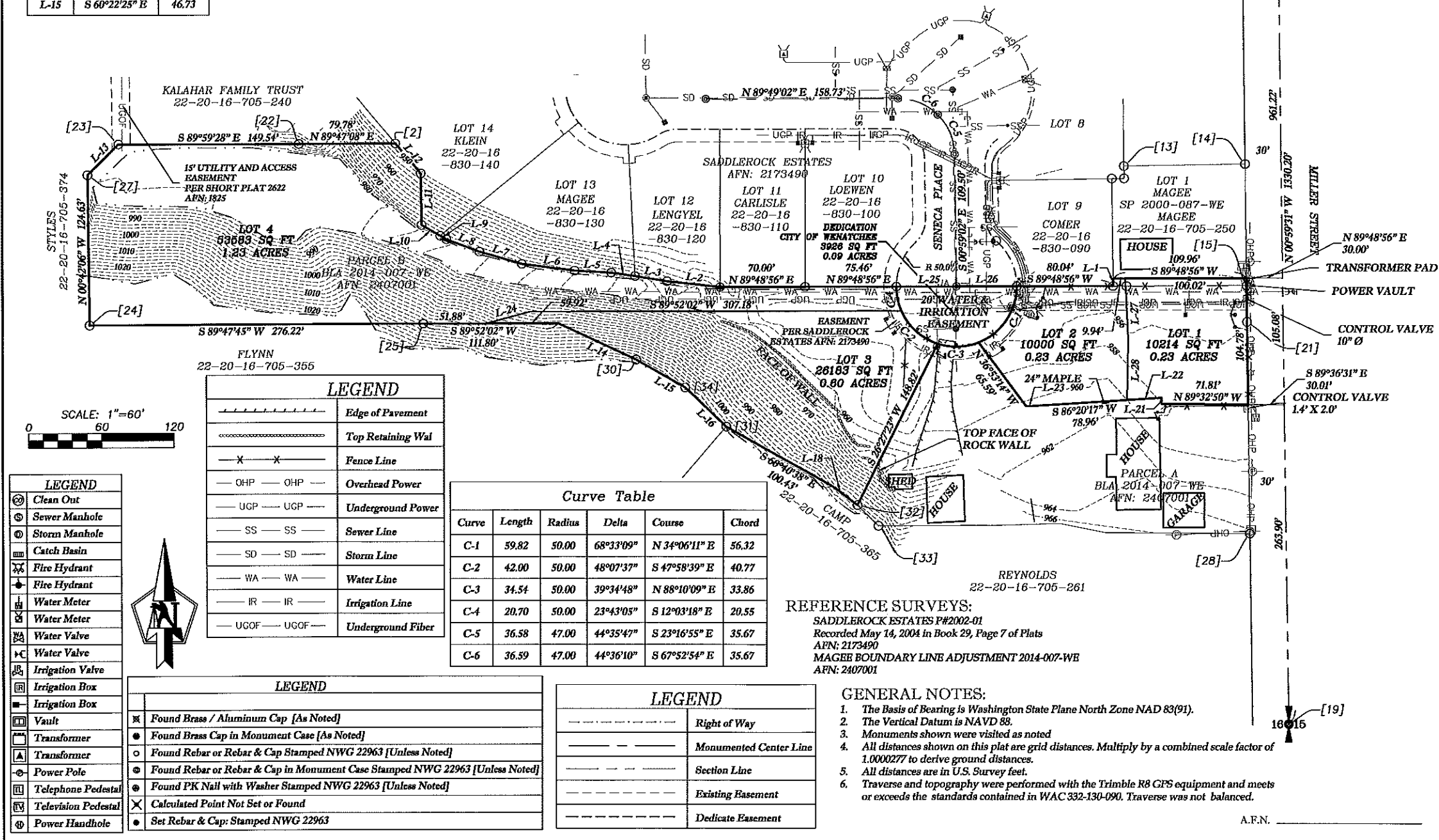
PARCEL B 22-20-16-705-265

Parcel "B" in City of Wenatchee Boundary line Adjustment 2003-20 recorded under AFN # 2156499 recorded September 29th 2003;

EXCEPT the following portion of Parcel "B" Boundary line Adjustment 2003-20 recorded under AFN # 2156499 recorded September 29th 2003; Commencing at the Southeast corner of said Parcel "A"; thence South 89°48'56" West along the South line thereof a distance of 312.52 feet; to the True Point of Beginning; thence continuing South 89°48'56" West a distance of 12.97 feet; thence North 83°42'49" West a distance of 44.37 feet; thence North 80°49'46" West a distance of 26.73 feet; thence North 81°43'41" West a distance of 20.04 feet; thence North 86°51'20" West a distance of 30.29 feet; thence North 82°44'45" West a distance of 44.09 feet; thence North 73°47'31" West a distance of 36.53 feet; thence North 69°22'06" West a distance of 29.09 feet; thence North 60°18'42" West a distance of 5.96 feet; thence North 60°18'42" West a distance of 17.82 feet; thence North 0°59'12" West a distance of 42.83 feet; thence North 39°47'51" West a distance of 32.27 feet; thence North 45°12'54" West a distance of 35.97 feet; thence North 65°00'22" West a distance of 71.21 feet; thence North 60°22'25" West a distance of 46.73 feet; thence North 0°57'25" West a distance of 50.37 feet; thence North 3°05'38" East a distance of 50.38 feet; thence North 89°49'36" East a distance of 50.00 feet; thence North 89°48'15" East a distance of 50.00 feet; thence South 75°03'49" West a distance of 37.72 feet; thence South 86°20'17" West a distance of 27.21 feet; thence South 53°07'44" East a distance of 25.91 feet; thence South 46°39'08" East a distance of 47.08 feet; thence South 0°58'52" East a distance of 6.37 feet; to the True point of Beginning;

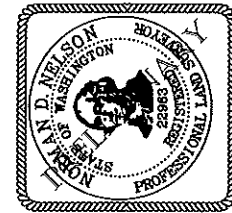
TOGETHER with that portion of Tracts B and 57, described as follows; Beginning at the Southeast Corner of the Northeast quarter of Section 16, Township 22 North, Range 20 E, W.M. Chelan County, Washington; thence North 00°59'31" West for a distance of 333.30 feet; thence South 89° 52'02" West for a distance of 30.00 feet to a point on the westerly right of way of Miller Street, and the True Point of beginning thence South 89°52'02" West for a distance of 569.92 feet; thence South 65°00'22" East for a distance of 71.21 feet; thence South 60°22'25" East for a distance of 46.73 feet; thence South 46°39'08" East for a distance of 47.08 feet; thence South 60°40'38" East for a distance of 100.43 feet; thence South 53°07'44" East for a distance of 25.91 feet; thence North 26°27'23" East for a distance of 148.82 feet; thence, 34.54 feet along a non-tangent curve with a radius of 50.00 feet, a central angle of 39°34'48", with a chord bearing of North 88°10'09" East for a distance of 33.86 feet; thence South 36°53'14" East for a distance of 65.59 feet; thence North 89°02'24" East for a distance of 6.05 feet; thence North 86°20'17" East for a distance of 106.17 feet; thence South 00°57'36" East for a distance of 5.00 feet; thence South 89°32'50" East for a distance of 71.82 feet; thence North 00°59'31" West for a distance of 68.39 feet to the True Point of Beginning (Also Known as Parcel B of BLA 2014-007-WE recorded September 30, 2014 under Auditor's file No. 2407001)

TOGETHER with the South 6.37 feet of Lot 1 Ma Gee Short Plat SP 2003-087-WE, recorded July 08, 2003 in Book 18, Pages 90 and 91 of Short Plat under Auditor's file No. 2148705 in Chelan County, Washington.



CITY OF WENATCHEE

MAY 20 2015



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Northwest
GEODIMENSIONS

MAGEE TWO
SHORT PLAT 2014-XXX-WE
T. 22 N. R. 20 E. W.M.
PORTION OF THE SE 1/4 OF THE NE 1/4
SECTION 16
CITY OF WENATCHEE
WASHINGTON

05020
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2 OF 2
SHT.

A.F.N.